

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2017**

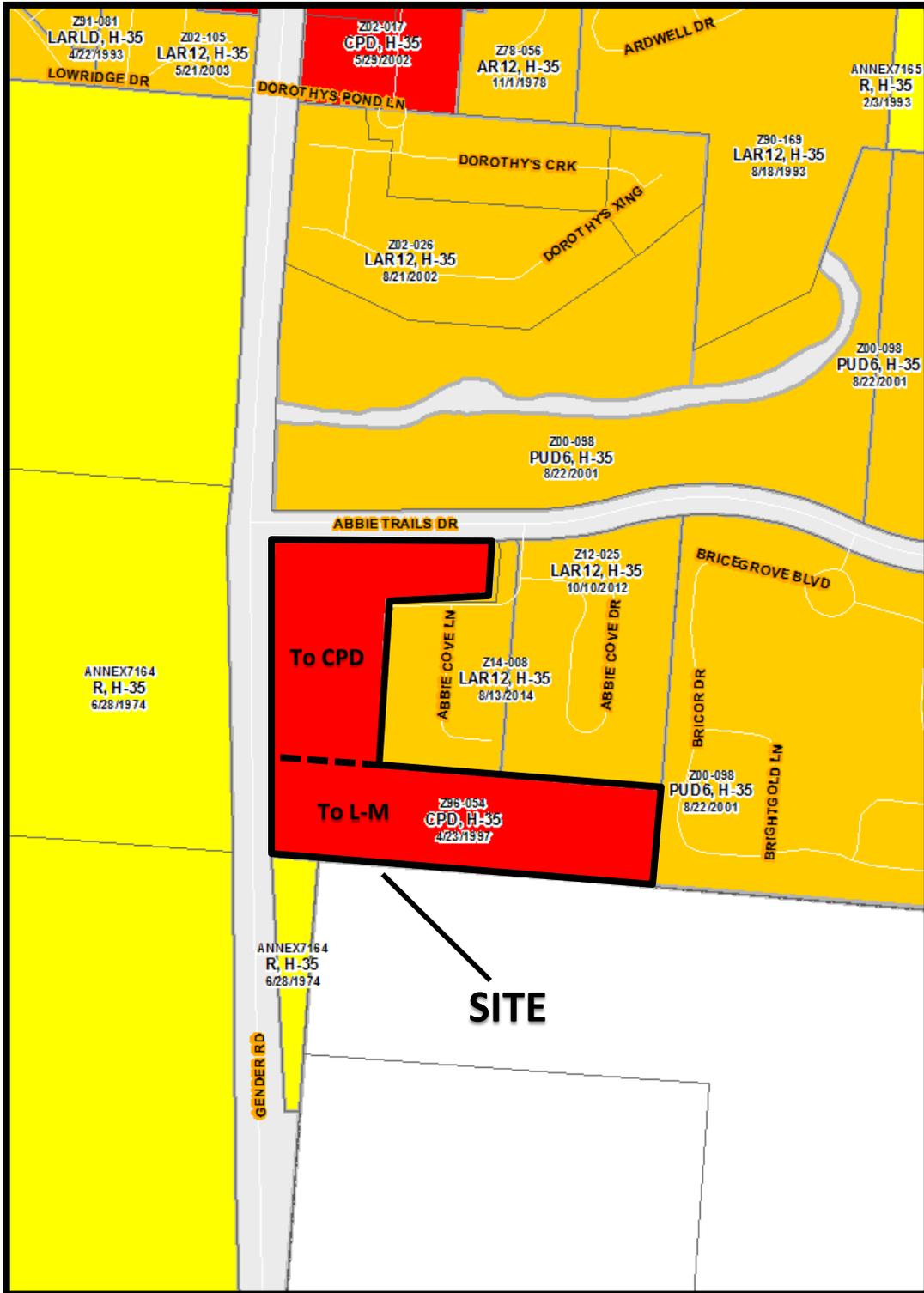
1.    **APPLICATION:**               **Z17-017**  
      **Location:**               **6395 ABBIE TRAILS DRIVE (43110)**, being 17.04± acres located at the southeast corner of Abbie Trails Drive and Gender Road, (530-228205; Greater South East Area Commission).  
  
      **Existing Zoning:**        CPD, Commercial Planned Development District.  
      **Request:**                CPD, Commercial Planned Development and L-M, Limited Manufacturing Districts.  
  
      **Proposed Use:**         Commercial development and self-storage facility.  
      **Applicant(s):**         Long Road Development Co., LLC; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
  
      **Property Owner(s):**    The Applicant.  
      **Planner:**                Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

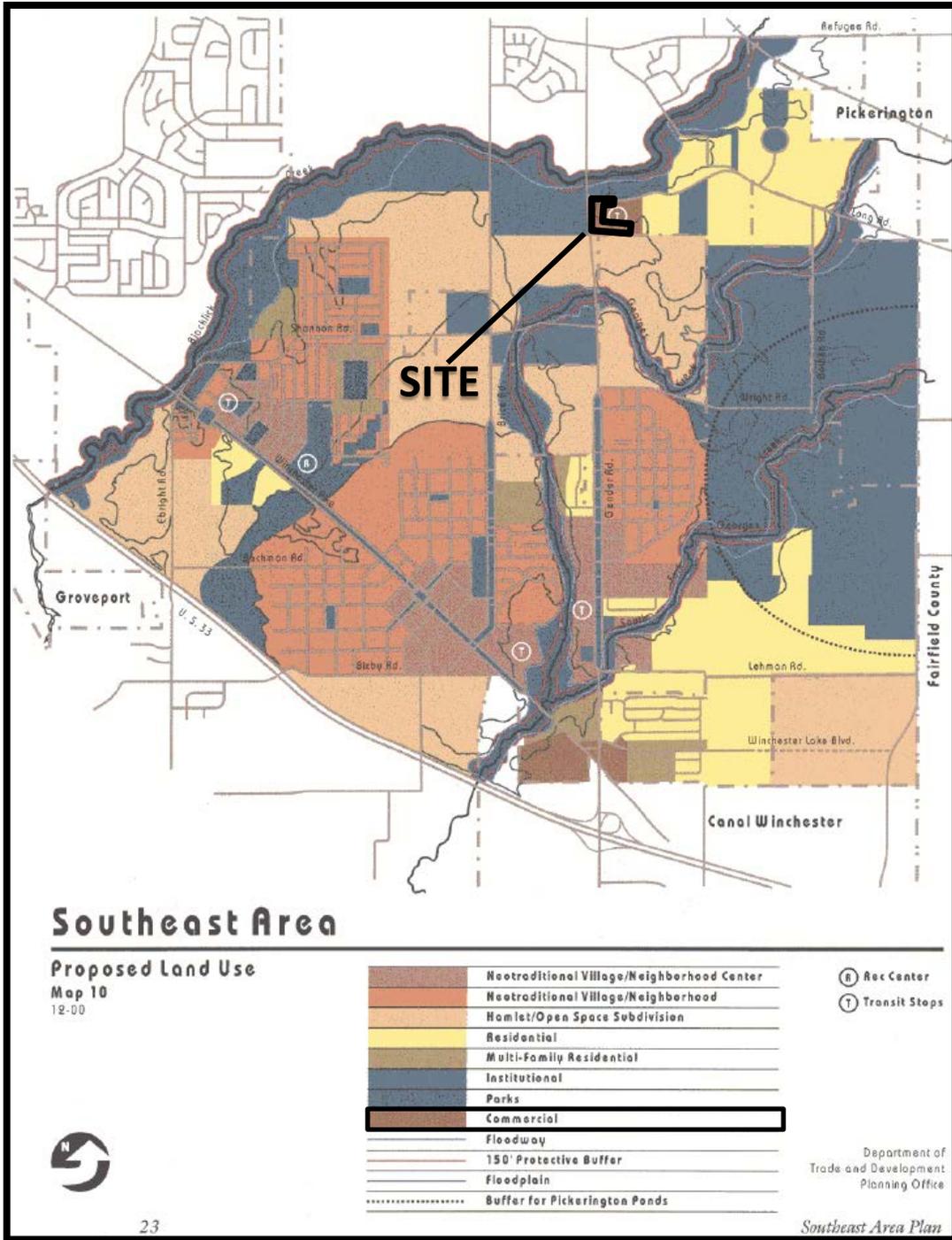
- The 17.04± acre site consists of one undeveloped parcel zoned CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow commercial development on 7.81 acres, and the requested L-M, Limited Manufacturing District will allow a self-storage facility on 9.23 acres with commitment to a site plan.
- North of the site is undeveloped land zoned in the PUD-6, Planned Unit Development District and multi-unit residential developments zoned in the L-AR-12, Limited Apartment Residential District. South of the site is parkland zoned R, Rural District in Madison Township. East of the site are multi-unit residential developments zoned in the L-AR-12, Limited Apartment Residential and PUD-6, Planned Unit Development districts. West of the site is undeveloped land zoned in the R, Rural District.
- The site is within the boundaries of the *Southeast Area Plan (2000)*, which recommends commercial land uses at this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the requested CPD and L-M districts.
- The development text for the CPD subarea includes permitted uses, and commitments to parking and building setbacks, landscaping, traffic access, and lighting. Commitments for the L-M subarea include permitted uses, building setbacks, traffic access, buffering and screening, and building design and materials. Both subareas include commitments to the submitted site plan.
- The Columbus Thoroughfare Plan identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

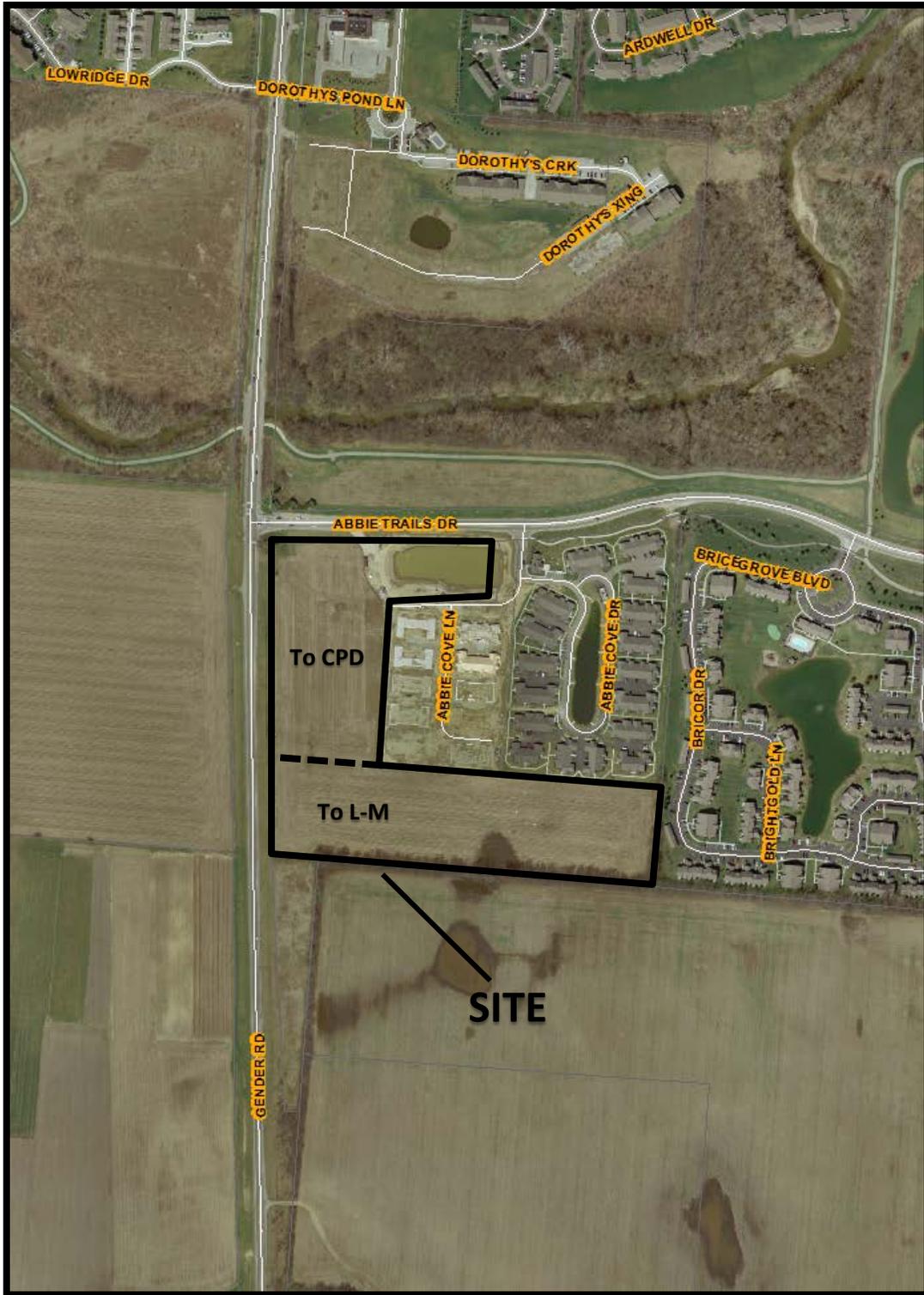
The proposed CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts will allow commercial development and a self-storage facility. The development text includes use restrictions, building and parking setbacks, landscaping, buffering and screening, traffic access, and building design and materials. The text also includes a commitment to a site plan. The *Southeast Area Plan* recommends commercial development for this location, and Staff finds the proposal, including a self-storage facility, to be consistent with this land use recommendation.



Z17-017  
 6395 Abbie Trails Drive  
 Approximately 17.04 acres  
 From CPD to CPD & L-M



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 Approximately 17.04 acres  
 From CPD to CPD & L-M



Z17-017  
6395 Abbie Trails Drive  
Approximately 17.04 acres  
From CPD to CPD & L-M

**EXISTING ZONING:** CPD  
**PROPOSED ZONING:** L-M and CPD  
**OWNER:** Long Road Development Co., LLC  
**APPLICANT:** Long Road Development Co., LLC  
c/o Donald Plank, Plank Law Firm  
**DATE OF TEXT:** July 20, 2017  
**APPLICATION:** Z17-017

**I. INTRODUCTION:** The subject property of this rezoning consists of 17.04 +/- acres of land located east of Gender Road and south of Abbie Trails Drive, Franklin County Parcel No. 530-228205-00 and more particularly described in the legal descriptions submitted with the zoning application (the "Property"). There are two (2) Sub-areas: Sub-area A is 9.23 +/- acres and Sub-area B is 7.81 +/- acres. Applicant is seeking to rezone Sub-area A from CPD, Commercial Planned Development District (Z96-054) to the L-M, Limited Manufacturing District to permit development of self-storage and Subarea B from CPD to CPD to update the development standards to reflect a smaller commercial site than originally established. The proposed uses of Sub-area A and B are a down-zoning from the current zoning. The rezoning exhibit titled "Abbie Trails Rezoning Exhibit" (the "Rezoning Exhibit") dated July 20, 2017 is referenced in Section G of both subareas and depicts site development for Subarea A and perimeter setbacks for Subarea A and Subarea B.

**II. SUB-AREA A: L-M (9.23 Acres)**

**1. PERMITTED USES:** The only permitted use of Sub-area A shall be self-storage and related accessory uses including office serving the self-storage, and may include ancillary sales of goods and materials (e.g. boxes, tape, Styrofoam, etc.) used for moving and storage.

**2. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or Rezoning Exhibit, the applicable development standards are contained in Chapter 3363, M-Manufacturing District of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Commitments**

Building setbacks shall be as follows: two hundred thirty (230) feet from Gender Rd.; thirty-five (35) feet from the north property lines of the adjacent residential properties; fifty-five (55) feet from the east property line; and, thirty-three (33) feet from the south property line and as depicted on the Rezoning Exhibit.

**B. Access, Loading, Parking, and/or Other Traffic Related Commitments**

There shall be a curb cut and access point at the northwest corner of Sub-area A from Gender Road for a shared drive to serve both Sub-area A and Sub-area B. All other curb cuts and access points shall be subject to the approval of the City of Columbus Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. Buffering between Sub-area A and the adjacent residential uses to the north and east of Sub-area A will be installed and maintained as shown on the Rezoning Exhibit. Evergreen trees, such as, Norway Spruce, White Spruce and Colorado Spruce, and fencing, or a combination thereof, shall be placed along the north and east property lines of Sub-area A where adjacent to residential uses. The evergreen trees shall be planted in two (2) rows eight (8) feet +/- feet apart and trees twenty-five (25) feet +/- on center. Trees in each row shall be off-set to be placed between trees of the adjacent row.

2. Sub-area A will be fenced with a 6' high aluminum wrought iron style fence between buildings along portions of the north and south property lines. A 6' high aluminum wrought iron style fence shall be located along the east property line, as depicted on the Rezoning Exhibit.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. All overhead doors, man doors or other means of access to the storage buildings will be from the interior of Sub-area A, other than as may be required by the Ohio Building Code and/or Columbus Fire Department.

2. The building, fronting Gender Road, shall contain the accessory office and shall be constructed using a combination of stucco and stone wainscot.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

No outdoor storage will be permitted in Sub-area A.

F. Graphics and/or Signage Commitments

All graphics and signage for the Sub-area A shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M-Manufacturing District, and any variance to those requirements or off-premises graphics will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments

The plan titled "Abbie Trails Rezoning Exhibit", dated July 20, 2017, and signed by Donald Plank, attorney, depicts the Sub-area. The zoning exhibit may be slightly adjusted to reflect engineering, architectural, topographical, or other sited data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the

Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

**SUB-AREA B: CPD** (7.81 Acres)

1. **PERMITTED USES:** The permitted uses shall be those uses permitted in the C-4 and C-5 Commercial Districts in the Columbus Zoning Code, except as prohibited or limited below.

A. **PROHIBITED USES:** Billboards, cabaret, night club, public parking garage; hotel; sales of motor vehicles.

**B. LIMITED USES:**

1. C-5 Uses. A maximum of two (2) C-5 uses shall be permitted on Sub-area B.

2. Outside Display Area. The display area for any retail use shall contain only those items normally and customarily sold by that retail user. A convenience store use may also sell seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths, etc. The outside display area for all retail uses shall be limited to the front of the building along the sidewalk. The display shall not exceed four (4) feet in depth, twelve (12) feet in width and three (3) feet in height and shall maintain a clearance of four (4) feet of sidewalk in front of any such outdoor display area.

2. **DEVELOPMENT STANDARDS:** In addition to the development standards required by Chapter 3356 for the C-4, Commercial District, Sub-area B shall also be subject to the following:

A. Density, Height, Lot and/or Setback Requirements

1. The minimum parking and maneuvering setback from Abbie Trails Drive shall be ten (10) feet and the building setback shall be twenty-five (25) feet.

2. Setbacks from East Property Line. A minimum twenty-five (25) foot building, parking and maneuvering setback shall be established along the east property line of Sub-area B.

3. Gender Road Setbacks. The parking, maneuvering and canopy setback from Gender Road shall be twenty-five (25) feet.

4. Treatment of Setback Area. Within the established parking setback areas Applicant/Owner shall install and maintain landscaping, fencing or mounding, or a combination thereof to satisfy headlight screening. Graphics for the Sub-area B uses may be located in the setback area but must comply with the setback

requirements of Article 15 of the Columbus City Code, as it applies to the C-4 and C-5, Commercial Districts.

**B. Access, Loading, Parking, and/or Other Traffic Related Commitments**

As depicted on the Rezoning Exhibit, there shall be a curb cut and access point on Sub-area A from Gender Road for a shared drive to serve both Sub-area A and Sub-area B. There will be a curb cut and access point at Abbie Trails Drive to serve Sub-area A and Sub-area B. All other curb cuts and access points shall be subject to the approval of the City of Columbus Department of Public Service.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments**

Landscaping, fencing or mounding, or a combination thereof, shall comply with Section 3321.09 of the Columbus City Code.

**D. Building Design and/or Interior – Exterior Treatment Conditions**

N/A

**E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments**

Light fixtures located within 100' from any residentially zoned area shall not exceed 14' in height.

**F. Graphics and/or Signage Commitments**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 and C-5 Commercial Districts, and any variance or off-premise graphics to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments**

The plan titled "Abbie Trails Rezoning Exhibit", dated July 20, 2017, and signed by Donald Plank, attorney, depicts the Subarea. The rezoning exhibit may be slightly adjusted to reflect engineering, architectural, topographical, or other sited data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Criteria

1. Natural Environment. The natural environment of Sub-area B is limited to relatively flat terrain.
2. Existing Land Use. Vacant.
3. Circulation. Access to and from Sub-area B will be from Abbie Trails Drive and Gender Road, with Gender Road access being a shared curbcut with Subarea A.
4. Visual Form. N/A.
5. Visibility. Sub-area B is visible from both Gender Road and Abbie Trails Drive.
6. Proposed Development. Commercial uses appropriate for the site and area.
7. Behavior Patterns. This area of development will integrate selective retail and restaurant uses in the area. Pedestrian access will be encouraged to Sub-area B to discourage vehicular dependence from that area. Vehicular access will be provided by Abbie Trails Drive and Gender Road and may also be provided by private drives.
8. Emissions. This development will conform to City requirements for light levels, sounds, smells and dust. It is anticipated that this development would not adversely affect proposed adjacent uses in this regard.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he/she/it fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

\_\_\_\_\_  
Donald T. Plank, Attorney for Property Owner

\_\_\_\_\_  
Date



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z 17-017  
Address: 6395 ABBIE TRAILS DR  
Group Name: GREATER SOUTH EAST AREA COMMISSION  
Meeting Date: 6-28-17

Specify Case Type:  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one)  Approval  
 Disapproval

**NOTES:** COMMISSION HEARD APPLICATION THIS TIME AS  
INITIAL INTRODUCTION. MOTION TO APPROVE &/OR  
SUPPORT APPLICATION WAS MADE, SECONDED AND  
NOTE CARRIED.

Vote: 8-1  
Signature of Authorized Representative: L Schacht, ZONING CHAIR LISAL SCHACHT  
SIGNATURE  
Greater South East Area Commission  
RECOMMENDING GROUP TITLE  
614-496-5482  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.